



# Moving Forward from the Options Appraisal

October 2020

## Moving forward from the Options Appraisal

The options appraisal process was successfully concluded in July 2019 when Camden Council's Cabinet approved the recommended development option. We are now moving forward with the next stage - a residents' ballot to vote on the future of Wendling and St Stephens Close.

Building on your feedback from the 2020 survey, we want you to continue to play a key role in determining the future of Wendling and St Stephens Close.

### What is the purpose of this booklet?



#### Update on where we are in the process

We present the recommendation from Cabinet to proceed with a residents' ballot for the estate, and what that means for the process moving forward and how you will continue to be involved.



#### Ballot Process

We want to explain how the residents' ballot works, the reasons for holding it, who is eligible to vote and what the results will mean for the process moving forward.



#### The Landlord Offer

We introduce the Landlord Offer, what it is and where we are in preparing the information to be included in the offer to residents.



#### Residents Brief and Design Objectives

We recap on the Residents' Brief which we shaped with you through the options appraisal process. It will continue to form a key commitment to residents within the emerging Landlord Offer. We want to share the key design objectives with you for the recommended full redevelopment of the estate.



#### Ongoing Engagement

We share how we will work with you throughout the ballot process, continue to keep you closely involved and tell you how you will be a key part of decision making.

### Your views matter

We welcome your comments and ideas throughout the ballot process

We sent you a letter confirming that Camden Council's Cabinet approved your recommendations presented to them in July 2019. The Cabinet agreed to proceed with developing a business case for full redevelopment of Wendling and St Stephens Close.

This booklet summarises what was agreed in that decision:

#### Cabinet Decisions:

1. Camden's Cabinet agreed full redevelopment (Option 3) of Wendling and St Stephens Close.
2. Agreed to adopt the Residents' Brief, Resident Offers and the Local Lettings Plan as official Council policy:
  - To do a resident ballot for Wendling and St Stephens Close.
  - To employ an architect team to design a plan for Wendling and St Stephens Close.
3. Agreed funding to hold a ballot and employ a design team, including architects.
4. When we have enough design detail for a detailed finance report, phasing strategy and ballot result, another report will go to Cabinet to be agreed.
5. Agreed 'Camden People's Regeneration Pledges'.

#### Assessment of Options:

Three options were shown for feedback:

##### Option 1: Low Interventions

Infill Homes - with all existing homes retained

##### Option 2: Medium Interventions

Partial redevelopment - some homes demolished and replaced along with infill homes

##### Option 3: High Interventions

Full redevelopment of the estate

We had four criteria to assess when choosing an option: financial viability, sustainability, buildability and the Residents' Brief.

The assessment was displayed at exhibitions as red, amber or green traffic lights.

#### Reasons Why:

- 148 of 241 households completed a survey with the Community Liaison Advisors Sarah and Suzanna in 2018 to understand who was living in the property.
- Of those reached in a door knocking exercise by the CLAs in April 2019, 69% confirmed they are in favour of option 3.
- The Equalities Impact Assessment (EIA) survey in May 2019 showed 58% of residents in favour of option 3 with 25% undecided.
- The buildings are outdated and showing signs of deterioration.
- The Residents' Brief was created by you during design workshops with the architects. It becomes an agreed document when the Cabinet report was approved.

#### How Option 3 performed against the Assessment Criteria:



- In March 2019 residents assessed this option against their residents' brief.
- 92 residents felt this option best met the brief.
- Residents felt that this option was fairer as it offered all residents a new home.
- Residents felt that this option provided the best alternative for safe, secure open space.



- This option is viable due to the inclusion of homes for sale to fund the provision of social homes.
- There is the added cost of demolition of the existing properties but the additional number of units allows for this.



- This option addresses existing issues present in the properties by using modern materials for construction.
- This includes meeting current planning and materials standards for noise, insulation and energy efficiency.
- There will be some waste of the current materials through demolition of the existing estate which will have to be mitigated.
- The amount of green space will be increased and improved.



- There is likely to be a level of disturbance to residents who are close to the building works, including existing residents and neighbours.
- Utilities are available for connection for new build.
- Phasing may be complex due to the space available, leading to a simple decant strategy that will include neighbouring Bacton.



## What is the ballot?



Since July 2018 any London Borough wishing to carry out an estate regeneration scheme, involving demolition of homes, with Greater London Authority (GLA) funding, will need a successful ballot of residents living on the estate.

In July 2019, we jointly agreed with estate residents the recommended option for full demolition and redevelopment was approved by Camden's Cabinet. Therefore a ballot will be held of residents on Wendling and St Stephens Close.

## Voting Eligibility



Taken from: **GLA CAPITAL FUNDING GUIDE: SECTION EIGHT**

"To ensure resident ballots are consistent across London, IPs (the council or Housing Association) **do not** have discretion to set the voter eligibility criteria for ballots."

## What will you be voting on in the ballot?



The ballot will ask you to vote YES or NO to a single question. This might be:

**'Are you in favour of the proposal for the redevelopment of Wendling and St Stephens Close?'**

## What Camden will do:

- Based on the information provided by you during the Housing Needs Assessment and data held by Camden, we will send out a letter with who we believe is eligible to vote in your household and the information we hold on your housing need.
- You will have the opportunity to tell us if this information is correct or if it requires updating.

## Who IS Eligible to vote?

Ballots must be open to **ALL RESIDENTS aged 16+ on an existing social housing estate as long as they fall into one or more of the following criteria:**

- Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date the landlord offer is published.
- Resident leaseholders or freeholders who have been living in their properties as their only principal home for at least one year prior to the date the landlord offer is published and are named on the lease or freehold title for their property.
- Any resident whose principal home is on the estate and who has been on the council housing register for at least one year prior to the publication of the landlord offer document, irrespective of their current tenure.
- Adult children over the age of 16 of tenants and leaseholders will only be able to vote if they have been registered on the Council's housing register for at least one year prior to when the Landlord Offer is published.

## Who MAY BE Eligible to vote?

The following are only eligible to vote if they have been on the Camden's housing register for longer than one year:

- Tenants whose landlord is not a Registered Provider (RP) or Local Authority
- Homeless households living in temporary accommodation

## Who IS NOT Eligible to vote?

The following are **NOT** eligible:

- Non-resident leaseholders and freeholders
- Resident leaseholders or freeholders who have been resident for less than one year (unless they were on the housing register beforehand)
- Non-residential tenants (businesses etc.)


## Who carries out the ballot?



In accordance with the GLA guidelines an independent body must carry out the ballot. Civica Election Services (CES) will be responsible for carrying out the Wendling and St Stephens Close ballot. Formerly known as Electoral Reform Services (ERS), they have over 100 years' experience of administering elections, ballots and consultation processes and are proud to be the UK's leading provider of election services.

As the independent scrutineer, CES has been appointed to ensure that the ballot is run securely, independently and in line with the GLA guidance. CES will securely post the ballot papers to residents, receive and count the votes, verify that they have been cast legitimately and issue the result.

## What would a YES vote mean?

Camden Council will continue to develop the preferred option for Wendling and St Stephens Close to move ahead with the regeneration of the estate. 

There will be ongoing consultation and engagement with residents throughout the entire process to ensure you are involved in developing the design principles and your redevelopment priorities.

## What would a No vote mean?

Camden Council will not continue to develop the preferred option for regenerating the estate. It may develop further proposals with residents. 

Wendling & St Stephens Close are not on the current major works programme for 2019 – 2024. This means that there will be no kitchen, bathroom or window replacement works in this period.

Any major refurbishment to Wendling will need to be submitted for the next major works programme for 2025 – 2029.

## Responsive and reactive repairs



The responsive and reactive repair service will continue irrespective of the result of the ballot. This deals with minor or day to day maintenance problems and health and safety issues.

This service normally operates when residents ring via Camden's call centre to report repairs.

Where any significant works are requested on any individual home, then this will be considered on a case-by-case basis.

This is the same as the service you currently receive and is the same as any estate in the borough not going through a regeneration programme.

## What is the Landlord Offer?

The Landlord Offer is for residents of Wendling and St Stephens Close. You will base your answer to the ballot question on the information provided within the Landlord Offer document.

We already have most of the information to carry out a ballot. Below is a list of the information that we must include in The Landlord Offer. This will set the scene for the next stage of design when architects are appointed to develop the vision for the area further.

Information		Comment
Broad vision for Wendling and St Stephens Close	✗	We have work to do on the vision which will be included within The Landlord Offer document, setting out estate residents' aspirations for the future of the community.
Priorities and objectives for new estate	✓	We have most of this information, but we need to detail this more clearly for The Landlord Offer.
Design principles	✗	We will be focusing on establishing the design principles in future open estate meetings and steering groups. These will be based on the Residents' Brief to date.
Estimate number of new homes	✓	The July Cabinet report contained a range of numbers of the properties to be built (650-750).
Future tenure mix	✓	Camden Council committed in the July Cabinet report to a minimum 40% affordable housing on the site including replacing all existing social homes. We hope this % will be increased as the financial situation becomes more clear.
	✗	We will continue to speak to residents about their needs for their future home.
Proposed social infrastructure	✗	We are reviewing the capacity of schools and doctors and other infrastructure in the local area, and what improvements might be needed alongside the new development.
Detail of full right to return / right to remain	✓	This information is in the below leaflets: <ul style="list-style-type: none"> <li>Information for Secure Tenants</li> <li>Local Lettings Plan for Wendling and St Stephens Close</li> <li>Information for non-resident leaseholders</li> <li>Information for residential leaseholders</li> </ul> We will be holding workshops to answer any questions.
Financial offer for leaseholders	✓	This information is in: <ul style="list-style-type: none"> <li>Information for non-resident leaseholders</li> <li>Information for residential leaseholders</li> </ul> We will be holding workshops to answer any questions.
Commitment to ongoing and transparent consultation and engagement	✓	We will continue to work with residents throughout the process of the scheme design, as we have in other CIP schemes such as Cherry Court, Agar Grove and Abbey Road developments.

## Defining the Vision & Design Objectives

### Regeneration Approach:

The report presented to Camden's Cabinet recommended that the Estate is completely redeveloped, Option 3.

There is a high level of support from residents for this decision:

- The independent door to door survey found that 69% were in favour of full redevelopment.

The High Intervention for full redevelopment (Option 3) means:

- Demolition of all existing homes, on a phased basis and building between 650 to 750 new homes.
- All existing residents being rehoused, including being given priority for the new homes on the estate.
- Other works in the area (such as highway improvements) as necessary.

### How this will be delivered:

- Camden Council will own and keep control of the land and rebuild the Estate.
- We will work with the whole neighbourhood including key stakeholders such as close-by neighbours, businesses and community facilities to plan for the wider area and ensure that the new homes and numbers of people living there is balanced with new facilities for the community.

### Defining the Wendling and St Stephens Close Vision & Design Objectives

As a result of working with residents throughout the options appraisal process we have been able to capture your aspirations within the Residents' Brief. These are summarised below;

#### The Vision for Wendling and St Stephens Close

- A sustainable community and a desirable place to live
- A place where existing Residents want to stay
- A safe environment where homes have a sense of character and identity
- A positive contribution to the townscape of Camden

#### The Design Objectives;

- New homes for Camden
- New homes for existing residents of Wendling and St Stephens Close
- High quality homes designed to National Space Standards
- Private outdoor space for all homes
- Communal open space
- High quality public realm with clear street patterns
- High quality townscape and massing creating a coherent urban place
- Sensitive design approach responding to surrounding buildings

Throughout the options appraisal process we developed this list of initial project objectives with you to form YOUR Residents' Brief for the future of Wendling and St Stephens Close.

The options appraisal process used these objectives as criteria to assess each option. These will be used as a reference document for the estate aspirations for the future, and will continue to be reviewed, updated and included within the Landlord Offer for the estate ballot.

Since the Cabinet in July 2019, the Steering Group have added some other points to the Residents' Brief - shown here.

If there is anything else you think we should consider adding to the Residents' Brief, please let us know.



## OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities.
- **Safe areas for children to play in**



## WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Improve the management and maintenance of the estate
- Restore, improve and strengthen the community spirit and the role of the community on the estate.
- **Truthful, rather than positive engagement**



## SAFETY & SECURITY:

- Secure by design
- Improve accessibility and lighting with regards to security
- Improve accesses of the estate as well as the buildings
- Improve building layout with regards to visibility and isolation
- **More secure bike storage**
- **Ensure access to pedestrian walkways doesn't reduce safety**
- **Control antisocial behaviour in play areas and around the estate by reducing dead-ends and controlling entrances**



## LOCAL AREA:

- Improve quality of the streets adjacent to the estate
- Improve lighting
- Distinct and clear routes through the estate
- **Control speed of cars through the estate**
- **Provide better routes to local services and shops**



## LOCAL AREA:

- Increase dimensions in the new homes with larger bedrooms and better kitchens
- New homes to increase storage within the units
- Mixture of one level and split level
- **Windows to face more than one side for peace and quiet**
- **Prioritise future maintenance of homes**
- **Improve acoustics**



## OUTSIDE YOUR HOME:

- Improve lighting to make the estate feel more welcoming
- Improve signage and way finding
- Improve lifts that service every floor
- Reintroduce traditional street pattern
- **Existing buildings feel old and unsafe, improve state and appeal of existing buildings**
- **Keep car parking provision the same or make better use of the podium**



## LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Improve appearance and attractiveness of buildings on the estate.
- **Provide areas to green spaces**
- **Control areas to green spaces (residents only)**
- **Not enough play areas at the moment, make good use of the current open spaces**



## ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping
- **Lots of rubbish bins too close to peoples homes - better storage required**



## BUILDING DESIGN:

- All homes to be accessible and provide housing for people with special requirements.
- Energy efficient homes that are carbon neutral.
- Use brick for the new buildings.
- A mix of one level flats and mixed tenures.
- A mix of houses and maisonette's and mixed tenure.
- 2 toilets for all homes that are 3 bed and above.
- A bath and shower in every home.
- 2 lifts on every block.
- Bigger rooms including bedrooms.
- A mix of open plan and separate kitchens and dining rooms.
- Any flats to meet the LFB requirements on height of the building but preferably no higher than 10 floors.
- Bike sheds to be put in place.
- Fire alarms and appropriate communal lighting to be in place.



## LANDSCAPE AND OPEN SPACE:

- Ensure that there is no public walkthrough.
- Ensure underground spaces for the provision of refuse bins.
- Consider the possibility of roof terraces and water features.
- Ensure disabled parking bays and designated electrical vehicle charging points.
- Ensure small wall mounted dustbins were put in place.



## INTERNAL LAYOUT:

- Improve the internal layout considering views out, light into the home and natural ventilation (which will include having openable windows).
- Increase storage space and make it liveable.



## SAFETY AND SECURITY:

- Improve well-being and sense of security within the estate, , which would be assisted through the addition of CCTV and video intercoms for all homes along with appropriate lighting.
- Clearer routes through - remove and avoid short-cuts and alleyways through the estate that could feel dangerous, including having no blind spots or dead end corners



## LOCAL AREA:

- Parking to be available for all existing residents

We will continue to talk to you throughout the process of preparing the Landlord Offer leading up to the ballot. We want to capture your thoughts on what should be in the offer and about your community's aspirations for the estate.

Do you have any questions you would like answered about the ballot process? If so, please contact us using the details below



Email us at: [wending@camden.gov.uk](mailto:wending@camden.gov.uk)

Watch out for newsletters and updates on our webpages at:  
[www.camden.gov.uk/wending-estate-and-st-stephens-close](http://www.camden.gov.uk/wending-estate-and-st-stephens-close)

## Camden Contact Details:

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## Ongoing Engagement

### THE ENGAGEMENT PROCESS



Creation of Landlord Offer



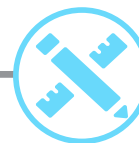
Landlord Offer published and delivered



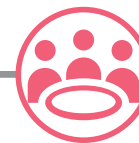
Residents' Ballot



Result of Ballot



Appointment of Design Team



Preparing Business Case



Cabinet Report / Decision